

MONTGOMERY COUNTY PLANNING COMMISSION

**January 20, 2010 @ 7:00 P.M.
Board Room, Government Center**

A G E N D A

CALL TO ORDER:

DETERMINATION OF A QUORUM:

PUBLIC ADDRESS:

APPROVAL OF AGENDA:

APPROVAL OF CONSENT AGENDA:

OLD BUSINESS:

NEW BUSINESS:

1. Presentation of 2009 Annual Report
 - a. Staff Presentation (Steve Sandy)

WORK SESSION:

1. 2010 Work Program Discussion
 - a. Staff Presentation (Steve Sandy)

LIAISON REPORTS:

- Board of Supervisors- John Muffo
- Agriculture & Forestal District- Bob Miller
- Blacksburg Planning Commission – Walt Haynes
- Christiansburg Planning Commission – Bryan Rice
- Economic Development Committee- David Moore
- Public Service Authority – Malvin Wells
- Parks & Recreation- Vacant
- Radford Planning Commission- Bob Miller
- School Board- Bill Seitz
- Transportation Safety Committee- Malvin Wells
- Planning Director's Report- Steven Sandy

MEETING ADJOURNED:

UPCOMING MEETINGS:

February 10, 2010 Planning Commission Public Hearing (7:00 pm)

February 17, 2010 Planning Commission Site Visit (To be determined)
Planning Regular Meeting (7:00 pm)

MONTGOMERY COUNTY PLANNING COMMISSION
CONSENT AGENDA
January 20, 2010

A. APPROVAL OF MINUTES

- October 14, 2009
- November 18, 2009

ISSUE/PURPOSE:

The above listed minutes are before the Planning Commission for approval.

B. SCHEDULE PUBLIC HEARINGS

1. A request by **Joyce L. and Richard Robinson** for a special use permit on 0.465 acres to allow for the replacement and expansion of an existing manufactured home in the Residential R-3 zoning district. The property is located at 893 Merrimac Rd. (Rt. 657); identified as Tax Parcel No. 66-A-112A (Account No. 080579), in the Prices Fork Magisterial District (District E). The property currently lies in an area designated as Residential Transition in the comprehensive plan with an allowable density of 2.0 units per acre.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON OCTOBER 14, 2009 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz, established the presence of a quorum.

Present: Robert Miller, Chair
William Seitz, Secretary
David Moore, Member
Bryan Rice, Member
John Tuttle, Member
Ryan Thum, Member
Malvin Wells, Member
John Muffo, Board of Supervisors Liaison
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Brea Hopkins, Zoning Technician
Jamie MacLean, Development Planner

Absent: Walt Haynes, Vice Chair
Frank Lau, Member

PUBLIC ADDRESS:

None were present to speak during public address.

APPROVAL OF AGENDA:

On a motion by Mr. Moore, seconded by Mr. Tuttle, and unanimously carried the agenda was approved as amended with the appointment of a nominating committee to be added as new business.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Moore, seconded by Mr. Seitz, and unanimously carried the consent agenda was approved.

PUBLIC HEARING:

A Request by Chie-May Lo Shing (Agent: Roberts Engineering) for a Comprehensive Plan map amendment to change the policy map designation of approximately 24 acres immediately adjacent to Route 114 from Rural to Village Medium Density Residential in the Belview Village for a parcel located at 2626 Peppers Ferry Road also identified as a portion of Tax Parcel No. 65-A 15 (Account No. 017076), in the Riner Magisterial District.

On a motion by Mr. Seitz, seconded by Mr. Thum and unanimously carried the request was removed from the table for discussion.

Mr. Miller introduced the request.

Mr. Sandy stated the request was tabled at the previous meeting to allow for consideration of the entire 24 acre tract. He reviewed maps and plans for the property. Initially the site was proposed to be

a townhouse project. There may be a possibility of elderly apartments through a grant program; therefore, the applicant is requesting additional land be added to the Village designation. The front portion of the property is suitable for development. Water can be provided to the entire site with the exception of the portion of property beyond the railroad tracks. Sewer would need to be pumped up the slope. A commercial entrance permit cannot be obtained due to sight distance; however, it may be possible with a speed limit reduction. Staff is working with VDOT to discuss speed limit issues in several villages. The applicant is willing to provide right-of way or easements for potential traffic calming, if needed by VDOT, installation of Belview Village signage or gateway monument and for a future bikeway as proposed in the VITL Plan. Mr. Sandy reviewed the criteria for comprehensive plan amendments. The request would contribute to the Belview Village and help achieve other goals such as housing alternatives for the elderly. It would be recommended that the property beyond the railroad tracks not be included in the amendment if approved. A revised application was also received due to a change in the property owner's name.

Mr. Miller opened the public hearing.

Mr. Tom Roberts, Roberts Engineering, noted that site plan approval and rezoning would still be required prior to any possible development. A developer has approached the owner to discuss multi-family dwellings for elderly housing. This developer is aware of the possible obstacles such as utilities, topography, etc. There is no guarantee that they will have funding for the project since it relies on grant funding; however, the amendment to the comprehensive plan must be completed prior to any additional requests. The owner is acceptable to amending the property to the north of the railroad tracks. Most of the properties within the village cannot be developed due to site distance issues. The site cannot obtain approval for site plan without a VDOT approved entrance.

There being no additional speakers or comments the public hearing was closed.

Mr. Thum stated he felt it was acceptable to approve the entire parcel and allow the rezoning and site plan process to solve development issues.

Mr. Seitz noted it would be better to approve just the amount south of the tracks.

Mr. Rice stated he was not convinced that one of the four criteria for amending the comprehensive plan have been met.

Mr. Thum stated the strongest argument is that the applicant was unaware of the official process and when attempted to correct the oversight, there was a misinterpretation over what portion of the property was developable.

Mr. Seitz noted he agreed that there was a mistake originally and there was a misinterpretation. The portion beyond the railroad is unlikely to be developed.

On a motion by Mr. Seitz, seconded by Mr. Thum and carried by a 6-1 (Rice opposed; Haynes & Lau absent) the Planning Commission recommended approval of the comprehensive plan amendment for the 19 acres south of the railroad tracks with the expectation that an easement(s) will be provided as proposed by the applicant during the rezoning process.

A request by Richard J. Obiso, Jr. and Eclipse Winery, LLC (Agent: Richard & Melissa Obiso) to rezone approximately 9.52 acres from Rural Residential (RR) to Agriculture (A-1), with possible proffered conditions, to allow farm winery/farm enterprise uses. The property is located at 4025 Childress Road (Rt. 693), identified as Tax Parcel No(s). 127-A 24C (Acct Nos. 120176), in the Riner Magisterial

District. The property currently lies in an area designated as Rural in the Comprehensive Plan with an allowable density of 0.75 units per acre

Mr. Miller introduced the request.

Mrs. MacLean stated the applicant was requesting to rezone to Agricultural (A1) to allow viticulture and a farm enterprise. She reviewed maps, photos, and concept plans for the property. The site is designated as rural in the comprehensive plan and the proposed use is consistent with the designation. The property was rezoned in 2007 by the former property owner to create a subdivision and one lot was sold to an adjoining land owner. Traffic will not present an issue until the enterprise has begun operation which is estimated for 2011. She reviewed the proffered conditions.

Mr. Miller opened the public hearing.

Mr. Obiso stated Eclipse Winery LLC was created in 2007. The current plans are to sell wine accessories, local crafts, wine, etc. Mr. Obiso reviewed other winery locations and explained current market trends. Viticulture is a growing market and is one of the largest agri-tourism industries. Plans for a tasting room and a wine barn have been developed. He reviewed the concept plan. Co-marketing with the neighboring garden center has been discussed to help promote both businesses. The county engineer has been involved in the development of a bio-retention area. Deer fencing will be installed. Pine nut trees will be planted for production of pine nuts and to provide screening. The current plan is to use all organic based pesticides, sprays, etc.

Mr. Tuttle stated that this is the type of development needed for this area since it would promote tourism.

Mr. Obiso noted that the endeavor was a very cost intensive process. For the first year or so the grapes will have to be sent to a processing facility for bottling. The wine will then be brought back to the site for distribution.

There being no additional speakers or comments the public hearing closed.

On a motion by Mr. Rice, second by Mr. Tuttle and carried by a 7-0 vote (Lau, Haynes absent) the Planning Commission recommended approval of the J. Obiso, Jr. and Eclipse Winery, LLC (Agent: Richard & Melissa Obiso) request to rezone approximately 9.52 acres from Rural Residential (RR) to Agriculture (A-1) to allow farm winery/farm enterprise uses. rezoning request with the following proffered conditions:

1. The following uses-by-right are being voluntarily excluded from this rezoning application:
 - Intensive agriculture
 - Cemetery
 - Church
 - Fire, police, or rescue squad station
 - Manufactured housing (mobile) home class A and B
 - Pets, farm
 - Sawmill
 - School
 - Veterinary practice or animal hospital
2. The following uses under a "special use permit" are being voluntarily excluded from this rezoning application:
 - Boarding house
 - Campground
 - Boarding camp

- Civic club
- Contractor's storage yard
- Custom meat cutting, processing, and sales
- Day care center
- Disposal facility, landfill
- Flea market
- Game preserve
- Golf course, driving range
- Grain mill/feed mill
- Junkyard/automobile graveyard
- Kennel, commercial
- Livestock market
- Recreational vehicle Park
- Recycling collection point
- Repair shop, automotive
- Rural resort
- Sawmill
- Shooting range
- Slaughterhouse
- Solid waste collection point
- Stable, commercial
- Stone engraving and sales
- Structure, non-residential not over 20,000 gross SF
- Telecommunications tower, freestanding
- Transition house
- Public utility plant, other
- Public utility substations
- Public utility plant water or sewer (not including distribution or collection lines)

3. Eclipse Winery will use reasonable best efforts to conform to the site development plan, prepared by Melissa Lynn Obiso, MS RA, which are based on the applicant's existing business plan. The applicant believes that its expectations are based on reasonable assumptions, however, forward looking statements involve risks and uncertainties which may affect the applicant's business and prospects, including changes in economic and market conditions, acceptance of the applicant products by the available market, legislation and regulation, new developments in this agricultural industry, competitive developments and other factors affecting the business. The applicant has attempted, whenever possible, to identify these forward-looking statements by words such as "will", "expects", "should", "projects", or "continue", or the negative of those words and other comparable words in the rezoning application and in its business plan. Similarly, statements that describe the strategy, goals, prospects, opportunities, outlook, objectives, plans, or intentions are also forward looking statements. The applicant cannot guarantee future results, levels of activity, performance, or achievements, and therefore cannot guarantee that the site development plan may change in response to future conditions.
4. Eclipse Winery shall comply with the Montgomery County Code for Musical or entertainment festivals, as described in Chapter 5, Article II., Musical or Entertainment Festivals, section(s) 5-31 through 5-55 of the Montgomery County Code.

5. Any lighting installed on the property shall comply with Montgomery County Zoning Ordinance 10-46(9) Performance Standards.

A request by Henry & Sarah Ann Brabham and Brabham Enterprises, LLC (Agent: Gay and Neel, Inc.) to rezone approximately 6.832 acres from Agriculture (A-1) to General Business (GB), with possible proffered conditions, to allow hotel and restaurant uses. The property is located on the northeast corner of the intersection of North Fork Road (Rt. 603) and Interstate 81, Exit 128, identified as Tax Parcel No(s). 046-A12E, 046-A12B, 046-A6C, 046-A6A (Acct Nos. 030792, 015955, 035144, 035143), in the Mt. Tabor magisterial district. The property currently lies in an area designated as Village in the Comprehensive Plan and further identified as Mixed Use in the Elliston/Lafayette/Ironto Village Plan with an allowable density of two units per acre.

Mr. Miller introduced the request.

Mr. Sandy stated the request is to rezone property located at the Ironto interchange (Exit 128) off of Interstate 81 to General Business (GB) to allow hotel and restaurant uses. He reviewed maps and the concept plan. The property is designated as mixed use in the Elliston village plan. The site plan involves four (4) parcels. The request includes a traffic impact analysis by Anderson & Associates. He discussed the re-alignment of roads, upgrades, etc. suggested by the TIA. Mr. Sandy noted that the concept plan does not indicate any of the configurations suggested by that analysis. Public water can be provided by a 2500 ft. line extension. Public sewer can be provided by a private grinder pump and force main with a connection to the public sewer force main. A portion of the property does lie within a flood fringe area. Fill has been placed on the property; however, submission will need to be made to FEMA for a map revision. There are no proposed impacts to the school system since there are not any additional residential units proposed. The proposal does comply with the comprehensive plan; however, site design measures should be offered to help comply with the environment chapter recommendations.

Mr. Rice asked if architectural design had been considered.

Mr. Sandy stated it could be suggested as in the requests for properties in the 177 corridor.

Mr. Miller opened the public hearing.

Mr. John Neel, Gay & Neel, stated a meeting was held with VDOT and a grace period was granted for an entrance at this site; however, there is not unlimited time. There is not a specific tenant or purchaser for this property. This rezoning application is in response to the access management guidelines that will be effective in October. Since there are not any specific uses proposed it is preferred that there is some flexibility in the development capabilities. The concept plan does not indicate the realignment of the road because VDOT has stated realignment would only be required with a change of use. Even though this is VDOT right of way it is not maintained by VDOT. The concept plan has not been included in the proffered conditions for those reasons. If the concept plan is proffered it may be necessary to request a revision to the plan in the future. To extend the water line will cost Mr. Brabham approximately \$300k and he is aware it will be necessary to complete the extension prior to development. This development would be included under the DCR guidelines and therefore would address the environmental section of the ordinance. The request does comply with the comprehensive plan. Mr. Neel noted that the owner will consider proffers such as lighting.

Mr. Sandy noted he would prefer to see the realignment of the road on the concept plan.

Mr. Neel stated Reese Mountain Road could be reconfigured a couple of ways depending on the purchasers and their proposed plans. Due to the unknown tenant or purchasers it is difficult to create a concept plan showing the realignment.

Mr. Rice stated that some type of guarantee is necessary for the development such as broad architectural design guidelines, road alignment/access, etc.

Mr. Moore noted that the realignment could be addressed through proffers; however, not necessarily shown on the map. It would be beneficial to identify the timeline of completion, type, etc.

Mr. Neel stated the road would be constructed to any commercial or residential standards.

Mr. Sandy noted that the road could be constructed anywhere without proffers.

Mr. Wells noted that this could set the development standards for future development and should be for the betterment of the area. Additional work is needed to address the issues.

There being no additional speakers or comments the public hearing was closed.

Mr. Rice stated this type of development is needed in this location; however, some general guidelines need to be set prior to making a recommendation to the Board of Supervisors.

On a motion by Mr. Moore, seconded by Mr. Rice, and carried by a 7-0 vote (Lau, Haynes absent) the Planning Commission tabled the request by Henry & Sarah Ann Brabham and Brabham Enterprises, LLC (Agent: Gay and Neel, Inc.) to rezone approximately 6.832 acres from Agriculture (A-1) to General Business (GB), with possible proffered conditions, to allow hotel and restaurant uses until the November meeting to allow the applicant to address concerns regarding the realignment of Reese Mountain Road and development standards.

OLD BUSINESS:

None

NEW BUSINESS:

CPEAV 2009 Commonwealth Land Use & Zoning Conference Report

Mr. Miller stated three (3) commission members attended the conference at the Stonewall Jackson Conference Center. Both the conference and location were outstanding. He expressed his appreciation to the Board of Supervisors for allowing the commission members to attend.

Nominating committee

Mr. Miller nominated Mr. Rice, Mr. Thum, and Mr. Wells to serve as the nominating committee.

WORKSESSION:

None

LIAISON REPORTS:

Board of Supervisors

Mr. Muffo stated that the Board of Supervisors has been preparing a list of legislative priorities. Ten (10) were sent to the general assembly. The top two (2) concerns submitted were requesting permission to join the regional 911 call center, and requesting the rest stops to be reopened.

Agriculture & Forestal District

No report.

Blacksburg Planning Commission

No report.

Christiansburg Planning Commission

Mr. Rice stated a request for a concrete plant was not approved. No other business relating to the county discussed.

Economic Development Committee

No report.

Public Service Authority

No report.

Parks & Recreation

No report.

Radford Planning Commission

No report.

School Board- Bill Seitz

Mr. Seitz stated School Board discussed the change in the source of funding for constructing new schools.

Transportation Safety Committee- Malvin Wells

Mr. Wells stated there was no related business at the last meeting.

Planning Director's Report

Mr. Sandy reviewed the upcoming meeting schedule.

There being no further business, the meeting was adjourned at 9:00 pm.

AT A MEETING OF THE MONTGOMERY COUNTY PLANNING COMMISSION ON NOVEMBER 18, 2009 IN THE BOARD ROOM, SECOND FLOOR, COUNTY GOVERNMENT CENTER, CHRISTIANSBURG, VIRGINIA:

CALL TO ORDER:

Mr. Miller, Chair called the meeting to order and Mr. Seitz established the presence of a quorum.

Present: Robert Miller, Chair
William Seitz, Secretary
Frank Lau, Member
David Moore, Member
John Tuttle, Member
Ryan Thum, Member
Malvin Wells, Member
Steve Sandy, Planning Director
Dari Jenkins, Planning & Zoning Administrator
Brea Hopkins, Zoning Technician
Jamie MacLean, Development Planner
Marty McMahon, County Attorney

Absent: Walt Haynes, Vice Chair
John Muffo, Board of Supervisors Liaison
Bryan Rice, Member

CALL TO ORDER:

DETERMINATION OF A QUORUM:

PUBLIC ADDRESS:

Mr. Carl McNeil, Jr., Montgomery County Farm Bureau President, stated the Farm Bureau had met with the planning commission previously; however, have not been given the opportunity to meet with staff to discuss proposed amendments to the Montgomery County Zoning Ordinance. The 100 ft. setback for trailer storage is not appropriate, and five (5) trailers is not a good number. The number should reflect the amount of acreage worked. Ordinances should not be changed

Mr. Dan Graham, stated there had not been many changes to the language previously proposed. The definition of premise has not been stipulated in the proposed amendment. A premise in agriculture terms is not limited to one parcel. If premise is properly defined in the ordinance all uses that have occurred would be legal.

Mr. Bruce Stanger, stated the whole issue started with a couple complaints. Now site specific changes to the ordinance were being considered; however, those changes would influence all properties. If homeowners plant a buffer then they would not be impacted by agriculture operations. The agriculture uses control the viewshed. A bad precedent will be set if the ordinance changes because of a complaint. There are many in attendance that opposes the proposed language.

There being no additional speakers or comments, Mr. Miller closed the public address.

APPROVAL OF AGENDA:

On a motion by Mr. Moore, seconded by Mr. Tuttle, and unanimously carried the agenda was approved as amended by conducting old business after the approval of the consent agenda.

APPROVAL OF CONSENT AGENDA:

On a motion by Mr. Seitz, seconded by Mr. Moore, and unanimously carried the consent agenda was approved.

OLD BUSINESS:

Agriculture Accessory Use Ordinance Amendment

Ms. Jenkins stated the Board of Supervisors had requested the Planning Commission to "study the by-right accessory use of storing agricultural products in trailers on land zoned Agricultural (A-1), including the current restriction that only agricultural products produced on premises may be stored in the trailers and advise the Board of Supervisors of any recommended change to the current Zoning Ordinance to address this accessory use in A-1." Numerous conversations have taken place and many comments have been made in regards to this amendment. She reviewed possible options for amendments to address the concerns of the Board. The ordinance does not specifically define the term premise and it may be necessary to provide a definition. Staff has intentionally not made any changes until direction from the Planning Commission is obtained. Once that information is gathered staff will meet with the Farm Bureau representatives and local farmers to work on possible revisions. The commission has the following broad options regarding a proposed amendment:

1. Recommend no changes
 - a) No change to the Zoning Ordinance text and the use of trailers to store agricultural products produced off premises (not on the lot or parcel where the trailer is stored) would not be allowed.
2. Recommend amendment of the Zoning Ordinance
 - a) To allow the storage of agricultural products in trailers produced on or off premises with or without setbacks, buffering or density requirements.
 - b) The purpose of having setback, buffering or density requirements is to address any impact the use of trailers may have on adjoining property owners especially properties that have different uses such as residential.
 - c) The Commission could also recommend a change defining the term premises which would allow a more liberal interpretation of agricultural goods produced on premises but not allow agricultural products from off premises.

Mr. Seitz stated it may not be possible to police the issue of on/off premise items for storage and a definition of premise may be necessary.

Ms. Jenkins noted it would be more difficult to police and would require an inspection of the contents of each trailer. Currently, staff considers each tax map lot separately regardless of whether they are contiguous.

Mr. Moore stated the current ordinance in relation to accessory uses requires that the goods have to be produced on premise. Does this apply to any accessory structures as well?

Mr. McMahon stated the reason trailers are allowed as storage is because they are customarily used; however, the ordinance has limited storage to the product has been grown on site. The term premise has to be defined. Currently the zoning administrator is defining it as each lot and that is the only determination available at this time. The term could be defined to include all lots owned/leased in the county, contiguous parcels, etc.

Mr. Miller stated with that determination if grain is obtained from somewhere else and stored in a grain storage facility on site then that would be a violation of the ordinance.

Mr. Seitz asked if it is usual to have setbacks and buffers for non-permanent structures.

Ms. Jenkins stated that recreational vehicles are required to meet current setbacks, as do small storage buildings, pools, etc. In addition, they are not allowed to be located in the front yard.

Mr. Moore asked if a special use permit could be required for accessory uses or is that prohibited under Right to Farm Act.

Mr. McMahon stated the Right to Farm Act prevents special use permit requirements that would affect production. Storing is not production but could also be considered a gray area. To prevent that possible issue the requirements should be based on surrounding uses and acreage.

Mr. Thum stated it was clear some type of ordinance amendment is necessary. The hard question is what, how many, etc. Arbitrary numbers could create a headache. The commission needs to consider amendments pertaining to various factors of each case such as acreage and surrounding uses. It is necessary to help farmers succeed but there is also the need to recognize legitimate complaints.

Mr. Tuttle stated the farmers need to support their business. It is necessary to consider their perspective. A few people are complaining; however, they moved to that area. Addressing the issue and working with the farmers is the best course of action. The parcel should be used as the basis and determine a compromise that does not impede their ability to function.

Mr. Lau noted he would like to see a consensus/solution to the problem with as few regulations as possible. The trailers are not aesthetically pleasing. The farmers should work together to come up with a solution to the problem. There will always be people moving closer to viewsheds and raise objections. How should these issues be handled? With cooperation maybe the need for legislation could be eliminated.

Mr. Miller stated that in more recent years people are moving to the area. As the county becomes more urbanized there are going to be more issues. It is necessary to hear from the farmers.

Mr. Wells stated there is not a clear answer. There needs to be a decision to benefit all persons involved.

Mr. Seitz stated farmers are struggling in this economy. Anytime regulations are passed that limit the farm industry, it becomes one step closer to nonexistence. The ordinance should be amended to allow the containers regardless of where item is produced. Setback or buffer restrictions may/may not work. Density requirements may be useful; however, may not work unless all acreage for the working farm regardless of tax parcels is included.

Mr. McMahon stated he would suggest staff discuss the term premise and define that clearly. Maybe we need to use another term "working farm" etc. in order to be easier to enforce.

Mr. Thum stated staff should discuss a limit on the number of trailers, how that number should be determined either arbitrarily or based on acreage, etc. with the Farm Bureau.

Mr. Moore stated instead of defining premise and limit storage to produced on premise, maybe more flexibility is needed. Remove premise and define this high density use better under the truck terminal definition. This will prevent any legislation from impacting every farmer in the county.

On motion by Mr. Seitz, seconded by Mr. Thum and unanimously carried, the Planning Commission directed staff to consult with the Farm Bureau and others to offer for consideration amendments to the ordinance in order to make the regulations more fairly enforceable, limit the broad impact to all farming operations, and address the more industrial type agriculture activities. A definition for premise or development of another term should also be considered.

A request by Henry & Sarah Ann Brabham and Brabham Enterprises, LLC (Agent: Gay and Neel, Inc.) to rezone approximately 6.832 acres from Agriculture (A-1) to General Business (GB), with possible proffered conditions, to allow hotel and restaurant uses. The property is located on the northeast corner of the intersection of North Fork Road (Rt. 603) and Interstate 81, Exit 128, identified as Tax Parcel No(s). 046-A12E, 046-A12B, 046-A6C, 046-A6A (Acct Nos. 030792, 015955, 035144, 035143), in the Mt. Tabor magisterial district. The property currently lies in an area designated as Village in the Comprehensive Plan and further identified as Mixed Use in the Elliston/Lafayette/Ironto Village Plan with an allowable density of two units per acre.

Mr. Sandy stated the rezoning request was discussed at the October meeting and tabled to allow the applicant an opportunity to address some issues. The proposed concept plan has not been proffered and does not show the road realignment discussed in the TIA. The proposal does comply with the comprehensive plan designation. Proffers have been offered by the owner to offset concerns.

Mr. John Neel, Gay & Neel, reviewed the proffers submitted. The property will be served by public water and sewer. The realigned Reese Mountain Road would have to be constructed and approved prior to closure of the existing road and shall be completed prior to obtaining building permits for adjoining properties.

Mr. Seitz asked if the alignment of the road is dependent upon the development of the properties.

Mr. Neel stated that the development would require realignment. Once the road is closed, it would be desirable to vacate the state maintained portion of Reese Mountain Road; however, that is a lengthy process. The concept plan has not been proffered for that exact reason. The easement may also be used for utility lines.

Mr. Moore asked if a proffer had been submitted regarding the proposed road construction, such as conformance to VDOT standards.

Mr. Neel stated the road would most likely be constructed exceed VDOT requirements and be classified as a rural local road. There is not a steep grade; therefore, there should not be any grade related issues. The turning radius would most likely meet VDOT standards.

Mr. Brabham, owner, stated his plans were to put in a fourteen (14) foot wide turn lane to prevent traffic issues. This would be necessary due to possible tractor trailer traffic.

On a motion by Mr. Wells, seconded by Mr. Tuttle and carried by a 7-0 vote (Haynes & Rice absent) the Planning Commission recommended approval of the request to rezone approximately 6.832 acres from Agriculture (A-1) to General Business (GB) to allow hotel and restaurant uses with the following proffers dated November 12th including minor editorial changes:

1. All development shall be served by Montgomery County PSA sanitary sewer and water. The rezoning of the property does not allocate or reserve water and sewer capacity for the proposed

development. Site plan approval for the development shall be conditioned upon adequate water and sewer capacity being available. The applicant may be responsible for bearing the cost of any necessary utility infrastructure improvements needed by the PSA both on site and off site to accommodate the requested capacity based on the proposed use for the Property.

2. A detailed site plan/subdivision plan in conformance with zoning ordinance requirements shall be submitted and approved by the zoning administrator and all other necessary local and state agencies prior to issuance of building permits for this development.
3. The realigned Reese Mountain road shall be constructed and a new entrance permit approved prior to the closure of the existing Reese Mountain Road. All VDOT Standards, Specifications, and Regulations shall be adhered to in the closure of the existing Reese Mountain Road entrance. Reese Mountain Road shall be realigned prior to the issuance of building permits on Tax Parcels 46-A-12B & 46-A-12E. The realignment of Reese Mountain Road shall consist of the closure of the existing entrance to Reese Mountain Road at North Fork Road (Route 603) and the design and construction of a new access route from the Norfolk & Southern Railroad crossing to North Fork Road.

The realigned portion of Reese Mountain Road shall be paved and provide a direct connection to North Fork Road. The realigned portion of Reese Mountain Road shall not contain off-street parking or other impediments to free access to North Fork Road. Maintenance and upkeep of the realigned portion of Reese Mountain Road shall be the responsibility of the property owner(s) of Tax Parcels 46-A-12B, 46-A-12E, 46-A-6A and/or 46-A-6C. The realigned Reese Mountain Road will be a minimum of twenty-four (24) feet wide paved with a cross section of 8" 21A Base Stone and 2" SM-9.5A Asphalt.

4. Tax Parcels 46-A-12B & 46-A-12E may each have one entrance onto the realigned Reese Mountain Road. Should these tax parcels be combined, only one entrance shall be allowed.
5. Tax Parcel 46-A-6C may have no more than three entrances onto the realigned Reese Mountain Road.
6. Tax Parcel 46-A-6A may have one entrance onto the realigned Reese Mountain Road.
7. Tax Parcels 46-A-6C & 46-A-6A may be developed prior to the realignment of Reese Mountain Road if no access to the existing Reese Mountain Road is provided.
8. Grading will be performed as approved by VDOT on Tax Parcels 46-A-5D and 46-A-5A as needed to achieve sight distance in accordance with the Traffic Analysis recommendations prior to the issuance of a commercial entrance permit for the development of Tax Parcels 46-A-12B, 46-A-12E, 46-A-6C, and 46-A-6A. In addition, Reese Mountain Road shall not be realigned until such grading has been completed.
9. Stormwater management shall be in accordance with all State and Local stormwater management (Quantity and Quality) standards.

10. The following architectural standards of the development will be incorporated into the development to provide compatibility with commercial uses at other I-81 interchanges within Montgomery County:
 - a. No heating, air conditioning or mechanical equipment shall be placed on the roof of any building unless screened from ground level. Flat roofs shall have a parapet wall tall enough in height to screen any roof mounted mechanical equipment.
 - b. The exposed portions of all exterior wall surfaces of each building on the Property (excluding rooftop screening materials for mechanical equipment) shall be designed and constructed of similar materials. This proffer shall not preclude the use of a design that alternates a combination of permitted materials for architectural effect. Building materials shall consist of brick, stone, split face block, EIFS such as Dryvit or cementitious siding.
 - c. Roofing materials for pitched roofs shall be metal, natural or composite shingle. Buildings with flat roofs shall have a decorative cornice at the top of all walls.
 - d. When a building is adjacent to a public right of way, architectural detail shall be incorporated to create architectural character on the building faces that are visible from that public right of way. Details may include highlighting foundations, lintels, sills and cornices with contrasting materials and breaking up the mass of the building with bands at floor levels or projections at entries.
 - e. Windows and doors shall have a regular pattern of solids and voids that are consistent throughout individual buildings when visible from a public right of way.
 - f. Building elevations shall be included with all site plan submittals.
 - g. Prefabricated metal buildings with vertical metal siding shall be prohibited.
11. The following uses shall not be permitted as by right uses on Tax Parcels 46-A-12B, 46-A-12E, 46-A-6C, and 46-A-6A; however, they may be permitted by Special Use Permit.
 - a. Cemetery
 - b. Church
 - c. Civic Club
 - d. Crematorium
 - e. Custom meat cutting, processing and sales, excluding slaughtering
 - f. Funeral Home
 - g. Homeless Shelter
 - h. Public Utility Lines, other distribution or collection facilities
 - i. Radio Station
 - j. School
 - k. Telecommunication tower, attached
12. Pedestrian access shall be provided between all developed Tax Parcels. This access shall consist of a minimum of a four (4) foot wide paved trail system or sidewalk. Access shall be developed in conjunction with the development of the individual parcels.

13. All site lighting shall be outfitted with a cut-off style fixture to minimize glare onto adjacent properties.
14. A LOMA/R-F shall be submitted for approval to FEMA within 90 days of the rezoning approval of Tax Parcels 46-A-12B, 46-A-12E, 46-A-6C, and 46-A-6A. No development shall occur on these parcels until such time as FEMA approves the Letter of Map Revision (LOMR).

NEW BUSINESS:

Renewal of the following properties within Agricultural and Forestal District #6 (South of Shawsville):

Givens Land Associates	145.3 acres
Estate of Ann Gardner Gray	185.136 acres
Mary Rordam	232.06 acres
Macon Sammons, Jr.	483 acres
Jimmy Yopp	123.7194 acres
C.M. Yopp	34.05 acres
Robert Williams	125.732 acres
Total Acreage	1330.213 acres

Mr. Sandy stated all the property owners have submitted required paper work to renew their designation within the Agricultural and Forestal District #6 (South of Shawsville). In addition to renewal paperwork, Mr. Sammons, Jr. is submitting an application to add two (2) additional properties in February. That request will appear before the Planning Commission separately at a later date. Mr. Sandy reviewed the location of the parcels comprising AFD #6. The majority of this AFD is forestry uses and a plan is on file for those uses. The AFD committee met on Nov. 10th and recommended renewal with the same terms. The Rordam property is also located within a conservation easement.

On a motion by Mr. Moore, seconded by Mr. Thum, and carried by a 7-0 vote (Haynes & Rice absent) the planning commission recommended renewal of Agricultural and Forestal District #6 (South of Shawsville).

Nominating Committee Report

Mr. Wells stated the nominating committee met to discuss officers for the upcoming year. All officers are at the end of the two (2) years of service. The following names are offered:

Bryan Rice- Chair

Bill Seitz- Vice Chair

Ryan Thum-Secretary

On a motion by Mr. Moore, seconded by Mr. Tuttle and carried by a 7-0 vote (Haynes & Rice absent) the Planning Commission accepted the nominations as presented.

WORKSESSION:

None

LIAISON REPORTS:

Board of Supervisors

No report.

Agriculture & Forestal District

No report.

Blacksburg Planning Commission

No report.

Christiansburg Planning Commission

No report.

Economic Development Committee

No report.

Public Service Authority

Mr. Wells stated the Public Service Authority met on November 2nd. They discussed and approved the corridor agreement with City of Radford and the crossing agreement of 114 bridge.

Parks & Recreation

No report.

Radford Planning Commission

No report

School Board- Bill Seitz

Mr. Seitz reported the School Board discussed two (2) items of interest. There was an announcement that they are close to hiring a new superintendent. They also had a discussion regarding a resolution to declare the Blacksburg Middle School in excess of needs and the conveyance of title to the Board of Supervisors.

Transportation Safety Committee- Malvin Wells

No Report

Planning Director's Report

Mr. Sandy reminded members to complete and submit their disclosure forms prior to January 15th. He announced a new bus service will be available on Monday in Christiansburg.

Mr. Lau discussed the new bus routes for Christiansburg.

Mr. Sandy stated the Board of Supervisors had approved the Obiso rezoning request and the comprehensive plan amendment previously discussed by the Planning Commission. Grant funding has been offered for designating the urban development areas and accompanying ordinance amendments. Staff has submitted an application for the grant.

There being no further business, the meeting was adjourned at 8:45 pm.



Montgomery County Planning & GIS Services 2009 Annual Report

Planning Commission

Chair:

Robert "Bob" Miller

Vice-Chair:

Walt Haynes

Secretary:

William Seitz

Members:

Frank R. Lau
David Moore
Bryan A. Rice
Malvin "Pug" Wells
John Tuttle
Ryan Thum
John Muffo (BOS Liaison)

Board of Zoning Appeals

Chair:

Richard M. DiSalvo, Jr.

Vice-Chair:

Michael V. Reilly

Members:

Richard M. Barnett
Thomas E. Heavener
C.P. "Chuck" Shorter
David Moore (Alternate)
T.C. "Joe" Powers (Alternate)

AFD Advisory Committee

Chair:

Britt A. Boucher

Members:

William F. Pack, III
William McElfresh
John Garrett
Richard J. Obiso, Jr.
Robert J. Styne
Thomas A. Loflin
Robert 'Bob' Miller (PC Rep.)
James D. Politis (BOS Rep.)

2009 Planning & GIS Services Major Projects

FEMA Mapping Project:

Planning & GIS staff have been working on a FEMA flood map project to update the existing flood maps that were created in the 1970's. Community meetings were held in the Summer and the official maps were effective September 25, 2009.

Land Development Office (LDO):

Land Development Office (LDO) was implemented in the Building Inspections and Planning Departments in early 2007. Over the past year, staff has worked with ACS Government Solutions to update and make enhancements to the software system. Phase 1 has been completed and staff developed specs for Phase 2 which includes a major enhancement for field work and the inclusion of sign permits. Introductory and advanced classes for county employees were offered as part of the Montgomery County Career Advancement Program (McCAP).

PIPA Pipeline Grant:

Staff has worked as a National Association of Counties (NACO) representative on the Planning and Informed Pipeline Alliance (PIPA). The PIPA initiative seeks to increase communication between key stakeholder groups involved in local and regional planning and construction in addition to pipeline operators and all levels of government. As part of this initiative Montgomery County was selected for a Technical Assistance Grant in the amount of \$24,630.00. This grant has been used to improve the County's GIS mapping of the pipeline, increase public awareness of the pipeline and conduct a tabletop exercise simulating a pipeline incident with County emergency responders.

Zoning Ordinance Updates:

Several sections of the zoning ordinance were reviewed and revised this year including: the Airport Overlay District, Floodplain Management Overlay District, and Accessory Dwellings in Agricultural (A-1) District.

NRVPDC Project Collaboration:

Montgomery County Planning staff has collaborated with the New River Valley Planning District Commission on the update of the 2000 Bikeway Walkway Plan, and the Hazard Mitigation Plan. Staff has also worked with the PDC on the writing of the Green Infrastructure Plan for the New River Valley. Planning staffs from Montgomery County and other jurisdictions hosted a Planning Commissioners training event on the topic of cluster development in the Spring of 2009.

New Website:

In December 2009 Montgomery County launched a new county website. Planning Staff completed a website information audit and re-design of the department's page. All documents were reviewed, many were updated, and new guides for citizens were added. Staff completed website content author and content management training in the Spring of 2009.

2009 Annual Report

In addition to major projects that staff work on throughout the year, Planning & GIS staff have diligently been working on everyday activities. A total of 448 predevelopment letters were processed and 322 of those were approved as zoning permits. Tables have been included on the next two pages outlining other daily and monthly activities of the department.

Re-Zoning Requests

Case Number	Property Owner	Request	Acres	Outcome
RZ-2009-06647	Dean Smith and John Gunter	Rezone R-3 to A-1	3.00	Approved w. conditions
RZ-2009-06764	Bedford Falls Co.	Rezone G-B to R-3	0.923	Approved w. conditions
RZ-2009-06765	S&P of VA LLC	21.93 ac. A-1 to G-B & 14.19 ac. A-1 to R-3	35.32	Approved w. conditions
RZ-2009-06878	Emerald Investors	A-1 to G-B	9.44	Approved w. conditions
RZ-2009-06987	Roger Woody	A1 to G-B	6.018	Approved w. conditions
RZ-2009-07192	Henry and Sarah Brabham	A-1 to G-B	6.832	Approved w. conditions
RZ-2009-07208	Richard and Melissa Obiso	R-R to A-1	9.52	Approved w. conditions

Special Use Permit Requests

Case Number	Property Owner	Request	Outcome
SU-2009-06433	Two Way Radio LLC	Contractor's Service Establishment in GB	Approved w. conditions
SU-2009-06434	MSH of VA LLC	Farm machinery sales service, and feed store in CB	Approved w. conditions
SU-2009-06482	VT Foundation, Inc.	125' Monopole Telecommunications Tower in A-1	Approved w. conditions
SU-2009-06483	Walter Timothy Saville	152' Monopole Telecommunications Tower in A-1	Approved w. conditions
SU-2009-06560	William Osbourne	Contractor's Storage Yard in A-1	Approved w. conditions
SU-2009-06582	Montgomery County Sheriff's Office	Amend previous SUP conditions	Approved w. conditions
RZ-2009-06765	S&P of VA LLC	Motor fuel sales in GB	Approved w. conditions
RZ-2009-06878	Emerald Investors	Motor fuel sales in GB	Approved w. conditions
RZ-2009-06987	Roger Woody	Motor fuel sales in GB	Approved w. conditions
SU-2009-07010	Dorothy Small	Accessory Structure in excess of 18' in height in A-1	Approved w. conditions
SU-2009-07500	Joyce and Richard Robinson	Replacement and expansion of existing manufactured home in R-3	Pending

2009 Annual Report

Subdivision Requests		
Subdivision Type	No. Received	No. Approved
Major	1	1
Minor	30	22
Boundary Line Adjustment	80	63
Family	10	8

Board of Zoning Appeals			
Case Number	Property Owner	Request	Outcome
VAR-2009-06812	Ernest Lee Owens, Sr.	Reduce front setback	Approved w. conditions
VAR-2009-06949	Triple J Investments	Appeal of ZA decision regarding proffered condition	Appeal denied
VAR-2009-07031	Roger Woody	Variance to 177 Corridor Master Plan	Approved

GIS Department 2009 Activities: Montgomery County GIS Services provides standard and specialized mapping, GIS analytical services, and end user application training and support to our citizens, internal departments, constitutional offices, and state agencies. The department handles daily mapping needs for many County affairs. Some of the more significant projects of 2009 are:

- Floodplain mapping, review, delineation and citizen assistance
- Billboard and business sign inventory and mapping
- Pictometry aerial imagery deployment, end user training and support
- Regional Land use classification mapping consolidation
- Regional Bikeway/Walkway Route mapping
- General Real Estate Reassessment support
- Economic Development Future Industrial Park site inventory and mapping
- Cemetery inventory and mapping with Virginia Tech
- PIPA Pipeline Grant inventory, mapping, and support
- Census 2010 local address updates, new construction, boundary area survey, and CDP creation
- Gypsy Moth mapping and project support
- Sheriff's Office PSAP mapping application update and data support
- Cellular tower mapping and updates
- Voter Registrar precinct mapping changes and updates
- Mobile home park E911 address creation
- Land Development Office administration, implementation, maintenance, work plan update, and end user application

Agricultural and Forestal Districts:

The Agricultural and Forestal Advisory Committee met in 2009 to renew AFD-6 South of Shawsville, encompassing approximately 1330 acres. The Board of Supervisors approved the renewal of AFD-6 in November 2009. In April 2009 approximately 47.5 acres were withdrawn from the James O. Hoge Jr. Estate within AFD-1. Additionally, approximately 183.9 acres were withdrawn from the James O. Hoge Jr. Estate within AFD 1 in November 2009.

Montgomery County Planning & GIS Services



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Ongoing Training:

In addition to employees attending a variety of McCAP training sessions offered by the county, staff and Planning Commission members took advantage of training opportunities offered through various organizations across Virginia. Ryan Thum completed the CPEAV Planning Commissioners Certification Program. Frank Lau, Bryan Rice, and Bob Miller attended the 2009 Land Use and Zoning Conference. Bob Miller and Dari Jenkins attended the 2009 CPEAV Planning and Zoning Seminar. Dari Jenkins attended the Rural Planning Caucus. Dari Jenkins, Brea Hopkins, and Steve Sandy attended the VAZO Spring & Fall Conferences. Attending the Annual Planning Commissioners Dinner were John Muffo, Frank Lau, Bob Miller, Pug Wells, Bryan Rice, Ryan Thum, Steve Sandy, Dari Jenkins, and Jamie MacLean. Bob Pearsall, Jamie MacLean, and Brea Hopkins attended FEMA's Managing Floodplain Development through the National Flood Insurance Program training. Montgomery County hosted a seminar on VDOT's new Secondary Street Acceptance Requirements in Fall 2009. Staff has always been encouraged to take advantage of these training opportunities to gain knowledge in their respective fields and provide enhanced customer service to the citizens of Montgomery County.

Staff News:

Kevin Byrd, Comprehensive Planner, resigned in September to assume the position as Executive Director of the New River Valley Planning District Commission. Congratulations Kevin!

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MONTGOMERY COUNTY, VIRGINIA
PLANNING COMMISSION and PLANNING & GIS SERVICES
DEPARTMENT
2010 WORK PROGRAM

(Major projects in priority order)

1. LAND DEVELOPMENT OFFICE (LDO) IMPLEMENTATION

PLANNING & GIS SERVICES DEPARTMENTS

- Work with LDO vendor consultants in enhancing and modifying the software to better serve the needs of Planning, Zoning, E & S, and Permitting and Inspections for sign permits, site plans, field use and GIS integration.
- Further extend benefits and training of LDO end users for county departments, constitutional offices and where possible to the general public.
- Develop a process and client side LDO interface with Virginia Utility Protection Service (VUPS) to identify future development impact on underground utilities and/or an encroachment on a utilities ROW using LDO parcel, building permit, and subdivision information.

2. COMPREHENSIVE PLAN IMPLEMENTATION

PLANNING COMMISSION

- Conduct semi-annual review (February and August) of any requests to amend the Planning Policy Areas map.
- Review and discuss ordinance amendments (zoning, subdivision) being developed to implement specific Comprehensive Plan strategies.
- Participate in the ongoing plan implementation process along with other boards and commissions.

PLANNING DEPARTMENT

- Research and develop amendments to comprehensive plan to address state requirement for Urban Development Areas (UDA) and VDOT Chapter 527
- Research and develop ordinance amendments (zoning, subdivision) necessary to implement specific Comprehensive Plan strategies including:
 - Develop new TND (Traditional Neighborhood Development) special district and/or update Planned Unit Development Ordinances for use in Villages
 - Develop zoning approach for Villages
 - Develop/enhance clustering provisions for single family dwellings to comply with state code requirements
 - Review and discuss a possible sustainable development ordinance including wind energy
 - Review and discuss a possible Purchase of Development Rights (PDR) or Transfer of Development Rights (TDR) Ordinance
 - Develop new Historic District Overlay Areas
 - Assist County Attorney in development of an Adult Entertainment amendment
- Assist other county departments to identify and carry out projects within their own work program that implement specific Comprehensive Plan strategies (e.g., Parks and Recreation Strategic Plan and Economic Development).

GIS AND MAPPING SERVICES

- Provide mapping support for Planning staff and Commission

PLANNING CONSULTANT

- Assist with the development of ordinance amendments and planning studies as necessary.

3. GEOGRAPHIC INFORMATION SERVICES (GIS)

GIS AND MAPPING SERVICES

- Provide GIS support to NRV 911 Consolidation and Public Safety/Fire Rescue Radio system project for countywide radio propagation study and tower placement.
- Review, organize, and scan all legacy rezoning and special permits for entry or correction in LDO
- Work with county departments and constitutional offices to deploy, enhance, train and use of Pictometry aerial imagery in office as well as field situations including public safety and fire/rescue vehicles.
- E911 addressing of mobile home parks
- Publish a specialty road atlas for cemeteries
- Investigate migration of iGIS to new ArcGIS Server platform.

4. PROACTIVE FLOOD PREVENTION PROGRAM

PLANNING DEPARTMENT & GIS SERVICES

- Continue to pursue funding (CIP project) for establishment of Floodplain Hazard Mitigation Grant Program (HMGP) to purchase properties in floodplain areas with repetitive losses.

GIS AND MAPPING SERVICES

- Continue to review and enter elevation certificates, LOMR's, LOMA's into GIS database and mapping layers

5. U.S. CENSUS

PLANNING DEPARTMENT

- Work with Census Bureau to prepare for 2010 Census

GIS AND MAPPING SERVICES

- Review and provide Boundary & Annexation Survey (BAS) changes to US Census
- Review and provide to US Census Montgomery County New Construction, address, and building/zoning permits changes
- Planning and preparation for biennial redistricting

6. COUNTY GENERAL REASSESSMENT

PLANNING DEPARTMENT

- Continue to serve on Reassessment Team to help manage process

GIS AND MAPPING SERVICES

- Provide mapping assistance as needed

Ongoing Project: ZONING ORDINANCE ADMINISTRATION

PLANNING COMMISSION

- Review and recommend rezoning requests and special use permit requests.
- Review and recommend amendments to the Zoning Ordinance.

BOARD OF ZONING APPEALS (BZA)

- Review and decide variance requests and appeals of Zoning Administrator decisions
- Review and decide special use permits (as applicable).

PLANNING DEPARTMENT

- Provide staff support to the Planning Commission and the Board of Zoning Appeals.
- Prepare draft Zoning Ordinance amendments for Commission consideration
- Provide information and answer questions concerning the Zoning Ordinance for developers and the general public.
- Enforce the Zoning Ordinance including review of building permit applications, review of site plans, complaint investigation and follow-up, legal enforcement actions, etc.
- Assist CPEAV & VAZO with regional training sessions for Planning Commission and BZA members/alternates.

Ongoing Project: SUBDIVISION ORDINANCE ADMINISTRATION

PLANNING COMMISSION

- Review and recommend plats for major subdivisions.
- Review and recommend amendments to the Subdivision Ordinance.

PLANNING DEPARTMENT

- Provide staff support to the Planning Commission in the review of major subdivisions
- Review and approve plats for family subdivisions and minor subdivisions.
- Prepare draft Subdivision Ordinance amendments for Commission consideration.
- Provide information and answer questions concerning the Subdivision Ordinance for developers and the general public.

Ongoing Project: COMPREHENSIVE PLAN IMPLEMENTATION

PLANNING COMMISSION

- Review implementation priorities and projects.

PLANNING DEPARTMENT

- Prepare legislative priorities for land use matters.
- Prepare Indicators Report

GIS AND MAPPING SERVICES

- Prepare supporting maps and modify GIS layers

Ongoing Project: METROPOLITAN PLANNING ORGANIZATION (MPO)

PLANNING DEPARTMENT

- Provide County representative to the MPO Technical Advisory Committee.

GIS AND MAPPING SERVICES

- Review and support services.

Ongoing Project: GEOGRAPHIC INFORMATION SERVICES (GIS)

GIS AND MAPPING SERVICES

- Provide staff support to County Administration and Economic Development with property acquisitions and other projects.
- Provide citizens, taxpayers, realtors, appraisers, interested parties GIS data, maps, and E911 site addresses.
- Continue to market/leverage the County's investment in LIDAR, orthophoto and GIS data in order to maximize cost recovery, effectiveness and efficiency to the benefit of the taxpayers.
- Continue to assign E911 addresses
- Continue support for Voter Registrar – Precinct boundary and polling places
- Continue cemetery inventory for land development and subdivision requirements
- Continue to inventory billboards and signs for inclusion into LDO and GIS.
- Continue cellular tower, review, mapping and updates.
- Continue GIS and mapping support for MC Gypsy Moth Program.
- Continue GIS and mapping support for the Sheriff's Office for monthly crime incidents, special events, task force, and PSAP dispatch GIS data updates.
- Continue to provide GIS, mapping, and training support to the MC Public Schools.
- Continue to provide local GIS support for Virginia Game and Inland Fisheries Officers & US Marshals Office
- Continue to work with IT to migrate data to new ArcGIS Server application

Ongoing Project: AGRICULTURAL & FORESTAL DISTRICT DISTRICTS

AGRICULTURAL AND FORESTAL DISTRICT ADVISORY COMMITTEE

- Review requests and recommend additions, deletions and withdrawals to agricultural and forestal districts within the County.

PLANNING DEPARTMENT

- Provide staff support to the Agricultural and Forestal District Advisory Committee.

GIS AND MAPPING SERVICES

- Prepare supporting maps and modify GIS layers.

Ongoing Project: 15.2-2232 REVIEW REQUIREMENT

PLANNING COMMISSION

- Review streets, parks or other public areas, public buildings or public structures, public utility facilities, etc. for compliance with the Comprehensive Plan. Hold public hearings per Board of Supervisors policy.

Ongoing Project: RURAL ADDITION PROGRAM

PLANNING DEPARTMENT

- Work with landowners and VDOT to complete rural additions to the state secondary road system in accordance with the Supervisors priority list.

GIS AND MAPPING SERVICES

- Prepare supporting maps and modify GIS layers

Ongoing Project: PUBLIC INFORMATION

PLANNING DEPARTMENT

- Update existing County webpage including new Village web pages.
- Prepare and distribute Annual Report.
- Develop Citizen's Academy and Planners in the Public School Program.

GIS SERVICES

- Maintain iGIS website for external (general public) and internal inquiries

Ongoing Project: NEW RIVER VALLEY PLANNING DISTRICT COMMISSION (NRVPDC)

PLANNING DEPARTMENT

- Provide County representative to the Rural Transportation Advisory Committee (TAC).
- Provide County representative to the Bikeway/Walkway Committee.
- Support NRVPDC efforts to develop a regional green infrastructure approach for the New River Valley.
- Support NRVPDC with Southern Rivers Initiative Grant.

Ongoing Project: NRV HOME CONSORTIUM

PLANNING DEPARTMENT

- Provide County representative to the New River Valley HOME Consortium

Ongoing Project: CAPITAL IMPROVEMENTS PROGRAM (CIP) (if applicable)

PLANNING COMMISSION

- Review and recommend draft CIP with respect to Comprehensive Plan. Hold public hearing if deemed necessary.